



PROJECT TITLE AND ADDRESS:

DOOR DASH WASHINGTON DC
1323 E ST SE
WASHINGTON, DC 20003

March 19, 2021

Listed below are architectural narrative responses to the building permit comments issued for the Door Dash Washington DC located at 1323 E Street SE, Washington DC, 20003.

E ELECTRICAL REVIEW COMMENTS:

1. Per NEC Article 230, Please submit the electrical riser diagram associated with this project.

Response: Electrical riser diagram provided with resubmittal (RE: E-400)

2. Per Nec 408.4, Please submit the electrical panel schedule with all new and existing branch circuits associated with this project.

Response: Panel Schedules provided with resubmittal (RE: E-400).

ENERGY REVIEW COMMENTS:

1. Per NEC Article 230, Please submit the electrical riser diagram associated with this project. The proposed renovation includes MEP related work which appears to have an impact on the energy consumption. The proposed mezzanine appears to have impacted the building envelop (exterior wall and roof) of the structure. Please provide a completed DCRA Energy Verification Sheet (EVS). Indicate on the EVS the compliance path used on this project to comply with DC Energy requirements on the building code analysis drawing. Clearly identify on the EVS Sheet which method is used, prescriptive, trade-off or performance. DC EVS shall be coordinated with the compliance path selected. If trade-off compliance path is used, provide COMcheck or equivalent analysis for building envelope and MEP systems. If performance path is being followed, please provide energy model input and output results. The DCRA's EVS can be downloaded from DCRA web site: <https://dcra.dc.gov/service/energy-and-green-building> We will proceed with the Energy Review after the completed EVS is included with the submittal.

Response: No exterior or building shell modifications are included in project scope. All MEP systems are existing to remain. EVS sheet provided with resubmittal and applicable portions identified on worksheet.

FIRE REVIEW COMMENTS:

- 1.) 2017 DCMR 12A 903.2.8 requires automatic sprinkler system installed in all buildings of Group M occupancy where storage of merchandise is in high-piled or rack storage arrays.

Response: Storage racks within space are to be 6 ft high and do not qualify as high-piled storage arrays. Section showing storage rack height provided on building section (RE: A201).



- 2.) Label main floor plan identifying its contents and provide building sections showing storage racks and mezzanine heights [2017

Response: Floor plan labeled (please refer to keynotes on A101) and building section with storage rack and mezzanine heights provided (RE: A201).

- 3.) Provide occupant loads for main level and mezzanine level separately by classifying each portion of the building individually per 2017 DCMR 12A 302.1 and clarify if the code requirement for mezzanine openness is met per 2017 DCMR 12A 505.2.3.

Response: Occupant load revised by areas and uses and code requirement for mezzanine openness provided (RE: Code Analysis/A001))

- 4) Sheet A001: Exit access travel distance from mezzanine shall be measured to exit and some values shown seem incorrect. Clarify/revise.

Response: Exit distances revised for clarity (RE: Egress Plan/ A001).

MECHANICAL REVIEW COMMENTS:

1. (M.1) - 1 - Provide additional and comprehensive information on the mechanical provisions including ventilation calculation tables for all occupied spaces, CFM at each register, identification of all newly installed HVAC units, compliance with the 2015 International Mechanical Code, Section 304.11 regarding appliances on elevated surfaces, exhaust to bathrooms showing discharge locations, etc. [2017 DCMR12A, Section 102.6.9]

Response: Information requested provided on Mechanical drawings (RE: M-001, M-002 and M-003)

2. - All mechanical and plumbing plans shall bear the seal and signature of a PE currently registered in DC per the 2017 DCMR12A, Section 106.4.2.

Response: Mechanical and plumbing drawings sealed and signed by P.E. (RE: M-001, M-002, M-003 and P-001).

PLUMBING REVIEW COMMENTS:

2. (M.1) - 1 - Provide additional and comprehensive information on the mechanical provisions including ventilation calculation tables for all occupied spaces, CFM at each register, identification of all newly installed HVAC units, compliance with the 2015 International Mechanical Code, Section 304.11 regarding appliances on elevated surfaces, exhaust to bathrooms showing discharge locations, etc. [2017 DCMR12A, Section 102.6.9]

Response: Information requested provided on Mechanical and plumbing drawings (RE: M-001, M-002, M-003 and P-001)

3. - All mechanical and plumbing plans shall bear the seal and signature of a PE currently registered in DC per the 2017 DCMR12A, Section 106.4.2.

Response: Mechanical and plumbing drawings sealed and signed by P.E. (RE: M-001, M-002, M-003 and P-001).



STRUCTURAL REVIEW COMMENTS:

- 1.) Copy of current certificate of occupancy (C of O).

Response: GC to provide

- 2.) Clearly depict 60-inch unobstructed turnaround in the bathroom and ensure it is handicap friendly. Revise Sheet A101.

Response: 60- inch turnaround shown, and ADA clearances shown (RE: A101).

- 3.) Dimension the warehouse length and width. Calculate the square footage and confirm the allowable occupant load per Table 1004.1 of IBC 2015.

Response: Overall dimensions shown on A101. Occupant load revised and shown on A001 (Code Analysis).

ZONING REVIEW COMMENTS:

1) Reviewed for the following scope; Interior renovation of commercial tenant within the existing structure. Please submit the GAR exemption form as supporting documentation for the project. Please submit the DCRA Cost Contract agreement. Please submit the most recent Certificate of Occupancy for the property as supporting documentation. Please provide documentation of dedicated parking and loading spaces for the proposed uses (distribution and office) in the context of Subtitle C- Chapter 7 (701) and Chapter 9 (901). Use OK; existing RTU's being used for Mech.; RTU's set back appropriately; Tenant finish interior work only.

Response: Documents included with resubmittal. Parking documentation provided in Code Analysis (RE:A001).

Please contact architect of record, Katie Guyon, at 720-261-5802 or KatieGuyon@gmail.com for any additional questions or clarification.

Thank you,



Katie Guyon